

DEPARTMENT OF SAFETY AND PERMITS  
**CITY OF NEW ORLEANS**

MITCHELL J. LANDRIEU  
MAYOR

JARED E. MUNSTER  
INTERIM DIRECTOR

**Tuesday, December 03, 2013**

**Harry Baker Smith, JR.  
189 Maple Ridge Dr.  
Metairie, LA 70001**

<b>PERMIT NO:</b>	<b>13-43016-NEWC</b>
<b>ADDRESS:</b>	<b>1031 Canal St</b>
<b>NATURE OF WORK:</b>	<b><u>New Construction</u></b>

Dear Mr. Smith:

Investigation of the above referenced plans and specifications indicate the following:

Division	Category	Comment
	<b>ARCHITECTURAL</b>	<p><b>Note:</b> Digital submittal. For most up-to-date status, check online at <a href="http://www.nola.gov/onestop/">http://www.nola.gov/onestop/</a>. Also, feel free to contact the Plan Reviewer at 504-658-7124 or email with permit number on the subject line at <a href="mailto:aaitid@nola.gov">aaitid@nola.gov</a>.</p> <p>1- Approval from the State Fire Marshal is required. Please contact the State Fire Marshal's office at 1450 Poydras Street, Suite 1500, New Orleans, LA 70112, Ph (504) 568-8511 or 8181 Independence Boulevard, Baton Rouge, LA 70806, Ph. (225) 925-4920 / 800-256-5452.</p> <p>2- New curb cuts, if any, require approval from the Department of Public Works. Please contact Mr. ALLEN YRLE at (504) 658-8040.</p> <p>3- Projections on public property, if any, require approval from the Department of Property Management. Please contact Ms. Martha Griset or Mr. Max Camp at (504) 658-3615.</p> <p>4- Verify compliance with Base Flood Elevation requirements in Flood Hazard Areas in accordance with section 1612 of IBC 2009 or Letter of exemption from SHPO. Submit an elevation drawing showing the</p>



location of the Base Flood Elevation level, 2 copies, signed and sealed.

5- Swimming pool. Submit letter of approval. Plans shall be approved by Orleans Parish Sanitarian Services, Department of Health and Hospitals at 1010 Common Street, Rm. 750, New Orleans, LA 70112. Please contact Mr. John Williams, District Engineer, Engineering Department at (504) 599-0112.

6 – Submit letter of approval. Plans shall be approved by Orleans Parish Sanitarian Services, Department of Health and Hospitals at 1010 Common Street, Rm. 750, New Orleans, LA 70112. Please contact Sheryl Bradstreet at (504)568-7970. Ref: Break room.

7- The building structure must be designed to withstand a wind pressure of 130 mph in accordance with IBC 2009, Section 1609. Please verify.

8- When required, verify compliance with Automatic sprinkler systems in accordance with section 903.2.2 of IBC 2009. Ref: Ambulatory Health Care Facilities.

9- When required, verify compliance with fire alarm system and smoke alarms in accordance with section 907.2.2 of IBC 2009. Ref: Ambulatory Health Care Facilities.

10- Provide pile test to verify the foundation design requirements in accordance with the International Building Code 2006 ed. Section 1813.2 as amended by the City of New Orleans. Ref: The design load per pile of 125 tons.

11- Verify compliance with High-rise requirements in accordance with section 403 of IBC 2009.

12- Based on the distances to the property lines shown on the site plan, verify compliance with Table 705.8 of IBC 2009.

13- Future tenant for the proposed tenant spaces shall apply for a separate permit. Please comply.

14- All individual glazed areas in hazardous locations, if any, shall meet Safety Glazing requirements in accordance with section 2406 of IBC 2009.

15- Aisles serving as a portion of the exit access in the means of egress system shall

comply with the requirements of Section 1017 of IBC 2009.

16- Signs stating the maximum occupant content shall be conspicuously posted in each area of assembly, or room used for a similar purpose. Signs shall comply with The International Building Code 2009 ed., Arts. 1004.3.

17- Ramps used as part of a means of egress, if any, shall have a running slope not steeper than one unit vertical in 12 units horizontal (8 percent slope) in accordance with Section 1010.2 of IBC 2009. Please verify.

18- Verify compliance with fire rating requirements for fire barrier in accordance with Table 707.3.9 of IBC 2009.

19- Verify compliance with fire separation rating between the occupancies in accordance with Table 508.3 of IBC 2009.

20- Verify compliance with Motion picture projection room in accordance with section 409 of IBC 2009.

**MECHANICAL COMMENTS:**

1 Your mechanical (HVAC) schedule as shown in Sheet M1.7 for RTU-1 system does not balance between total cfm flow rates against required cooling duty. Please submit calculation for our verification for required in required areas.

**Elevators:**

1. Passenger elevators required to be accessible by Chapter 11 shall conform to ICC A 117.1 per Section 3001.3, IBC 2009.

2. Elevator, dumbwaiter and other hoistway enclosures shall be shaft enclosures complying with Section 708, IBC 2009.

3. Section 708: Shafts required to be protected from openings and penetrations through floor / ceiling and roof / ceiling assemblies. Shaft enclosures shall be constructed as fire barriers per IBC Section 707 and IFC and per Table 707.3.9, IBC 2009..

**Materials:** shall be of materials permitted by the building type of construction.

Fire- resistance rating: not less than 2 hours where connecting 4 stories or more, not less than 1 hour where connecting less than 4

hours.

Openings and penetrations other than those necessary for the purpose of the shaft shall not be permitted in shaft enclosures.

4. Where four or more elevator cars serve all or the same portion of a building, the elevators shall be located in at least two separate hoistways. Not more than four elevator cars shall be located in any single hoistway enclosure per Section 3002.2, IBC 2009.

5. Emergency signs shall be posted adjacent to each elevator call station on all floors instructing occupants to use the exit stairways and not to use the elevators in case of fire / Section 3002.3, IBC 2009.

6. Emergency Operations per Section 3003: - Stand by Power – i) Stand by power shall be manually transferable to all elevators in each bank.

ii) For one elevator – the elevator shall automatically transfer to stand by Power within 60 seconds, after failure of normal power.

7. Section 3003.1.4 Venting- Where standby power is connected to elevators, the machine room ventilation or air conditioning shall be connected to the standby power source.

8. Section 3003.2 Fire-fighters' emergency operation. Elevators shall be provided with Phase I emergency recall operation and Phase II emergency in-car operation in accordance with ASME A17.1/CSA B44.

9. Hoistway Venting: Hoistways of elevators penetrating more than three stories shall be provided with a means for venting smoke and hot gases to the outer air in case of fire.

Venting of hoistways is not required where the building is equipped throughout with an approved automatic sprinkler system installed with Section 903.3.1 or 903.3.1.2.

However, for occupancies for Groups R-1, R-2, I-1, I-2 and similar occupancies with overnight sleeping units, venting of smoke and gases required even with sprinkler system installed.

Sidewalk elevator hoistways are not required to be vented.

Elevators contained within and serving open parking garages only not required to be vented.

Elevators within individual residential dwelling units nor required to be vented.

10. Section 3004.2: Location of vents: Vents shall be located at the top of hoistway and shall open directly to the outer air or through noncombustible ducts to the outer air. Only 2" clearances allowed for passage of ropes, cables etc in fire resistance rated walls and ceilings.

11. Section 3004.4: Plumbing and mechanical systems shall not be located in an elevator shaft.

12. Section 3006: Machine Rooms-

i) An approved means of access shall be provided to elevator machine rooms and overhead machinery spaces.

ii) Venting – Elevator machine rooms that contain solid-state equipment for elevator operation shall be provided with an independent ventilation and air-conditioning system

iii) Pressurization – The elevator machine rooms serving a pressurized elevator hoistway shall be pressurized upon activation of a heat or smoke detector located in the elevator machine room.

iv) Machine rooms and machinery spaces – Shall be enclosed with fire barriers constructed in accordance with Section 707. The fire – resistance rating shall not be less than the required rating of the hoistway enclosure served by the machinery. Openings in fire barriers shall be protected with assemblies having a fire protection rating not less than that required for the hoistway enclosure doors.

13. Section 3007: Fire Service Access Elevator –i) Every floor of the building shall be served by a fire service access elevator.

ii) Hoistway enclosure protection – shall be located in a shaft enclosure complying Section 708.

iii) Fire service access elevator shall open into fire service access elevator lobby in accordance with sections 3007.4.1 through 3007.4.4

iv) Hoistway lighting – When firefighters' emergency operation is active, the entire height of the hoistway shall be illuminated to not less than 1 footcandle (11 lux) as measured from the top of the car of each fire service access elevator.

v) lobby size – Each enclosed fire service access elevator lobby shall be

minimum 150 s.f. with minimum dimension 8 feet.

**ELECTRICAL COMMENTS:**

- 1) Your General Notes mentioned NEC 2008. However, we are using NEC 2011. Please revise.
- 2) All electrical systems, equipment and components shall be located at or above the base flood elevation or grade elevation, whichever is higher, as per IBC 2009 Art. 1612.1, New Orleans Amendments to the International Building Code 2009 Art. 110.2.1, 2735(A). Please verify and comply.
- 3) Please correctly label all circuit designation within the future retail spaces and common areas.
- 4) Sheet E1.1, where is Panel PG on the One-Line Diagram?
- 5) All receptacles within the areas mentioned in NEC 2011 Art. 210.8(B) need to be GFI protected. Please go through your plan and make sure this applies.
- 6) Sheet E1.2.1 & E1.2.2, please re-arrange the texts to match with the layout.
- 7) Sheet E1.6, Riser Diagram, please provide a main grounding electrode system as per NEC 2011 Art. 250.
- 8) Sheet E1.7, I believe there is an error for the number of sets of 4#350KCMIL, 1#1/0. Please verify.
- 9) Sheet E1.7, please label the size of the grounding conductor for all transformers as per NEC 2011 Art. 250.
- 10) Sheet E1.7, all electrical/mechanical room for Floor 8 to 15 contain a large equipment, please provide two entrances with panic hardware as per NEC 2011 Art. 110.26(C)(2) and (3).
- 11) Sheet E1.6, you are using 1200A Disconnect Switch for the Fire Pump with feeders of 4#250KCMIL. Is this information correct? Please verify.
- 12) Sheet E1.6, how are you protecting the feeders going from Entergy's vault to the Fire Pump disconnect to satisfy NEC 2011 Art. 695.6(A)(2)?

## ZONING

--13) Sheet E1.6, please design a grounding system for the Fire Pump as NEC 2011 Art. 250.

--14) Sheet E1.7, please provide a disconnecting mean between the tap box and the transformer as per NEC 2011 Art. 450.14.

--15) Since this generator is an emergency system and this assembly occupancy is more than 1000 persons and 75 feet height, how are you protecting the generator and the feeder circuit wirings in order to satisfy the Fire Protection requirement of NEC 2011 Art. 700.10(D).

--16) Sheet E1.12, Panel MHP is rated for only 800A but your connected load is 833.7A. Please verify.

--17) All panel schedules shall provide details of available short circuit currents at service and secondary panels. Please show that interrupting currents of circuit breakers and fuses match with them as per NEC 2011 Art. 110.9, 110.10, 225.52(B), 230.82(3), 230.205(B), 230.208, 240.12, and 240.92(C)(1).

1. The proposed use is classified as a Conditional Use by the Comprehensive Zoning Ordinance. Please complete the C.U. process with the City Planning, including securing approval of final drawings from the Executive Director.

A re-review fee will be assessed for any revised drawings submitted to this office as per the International Code adopted and amended by the City of New Orleans. All revised drawings submitted shall properly reflect the changes from the original drawings.

Please be advised that this review does not include signs and/or plumbing work shown on the drawings. Any questions about plumbing shall be directed to Sewerage and Water Board, 625 St. Joseph Street, New Orleans, La. 70165, (504) 585-2160.

Be advised also, that all alternative building products, components, methods and materials require current Evaluation report from ICC Evaluation Services, Inc., (ICC-ES) as evidence that such products and systems meet code requirements.

The ICC-ES Evaluation report shall be submitted for review if you plan to use such alternative products or methods.

A response to the code requirements indicated above must be submitted **by the architect or engineer** to the Plan Processing Division to facilitate completion of the review process, approval of

the plans and issuance of the building permit. No improvements or construction is authorized until the building permit is issued.

If you have any questions regarding this Building Permit, Please feel free to contact this office at (504) 658-7115 [FAX 504-658-7212]. Your cooperation will be greatly appreciated.

Yours very truly,

Anouar Ait Iddir  
Sr. Building Plan Reviewer

AA/gt  
cc: Building, Fire Prevention